PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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W & I Ref: (st) Title No: 42681
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/25/01 13:38 3pgs
Fees:18.00 Taxes:510.60
20010725-0079026

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Baker Jarratt 139 Holly Forest Nashville, TN 37221	National Bank of Commerce 115 29th Avenue South Nashville, TN 37212

TAX MAP-PARCEL NUMBERS: 142-08-A-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 138,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John K. Almgren, unmarried, and Alvin A. Almgren and spouse, Erva B. Almgren,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Baker Jarratt,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 42 of Phase I, Coronada Town Homes Condominiums horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4860, Page 26, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to John K. Almgren, unmarried, a one-half interest, and to Alvin A. Almgren and spouse Erva B. Almgren, a one-half-interest as tenants by the entireties, the half interests, as they relate to one another, to be held in joint tenancy with the right of survivorship, by deed from Ann S. Penuel, unmarried of record in book 10006, Page 454, Register's Office for said County.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4860, Page 26, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4901, Page 679, Book 4901, Page 702, Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters;An easement for sanitary sewers as granted to the Harpeth Valley Utility District of record in Book 4788, page 761 and Book 4816, Page 965, said Register's Office.

This instrument is executed on behalf of Alvin A. Almgren and spouse, Erva B. Almgren by John K. Almgren, as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith* The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 139 Holly Forest, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2001.

John K. Almgren

Alvin A. Almgren, By: John K. Almgren, Atty-In-Fact

Erva B. Almgren, By: John K. Almgren, Atty-In-Fact

* as instruments
20010725-0079024
20010725-0079025

State of Tennessee
County of Davidson

On this 24th day of July, 2001, before me the undersigned authority, personally appeared **John K. Almgren**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 138,000.00

Affiant

Sworn and subscribed before me on the 24th day of July, 2001.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John K. Almgren**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Alvin Almgren and spouse, Erva B. Almgren**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

EXHIBIT "A"
To
WARRANTY DEED

FROM: John K. Almgren, Alvin Almgren and spouse Erva B. Almgren

TO: John Baker Jarratt

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

John K. Almgren, Affiant

Sworn to and subscribed before me this
24th day of July, 2001.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004